068.0	0003	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,600 / 691,600
					USE VALUE:	691,600 / 691,600
					ASSESSED:	691,600 / 691,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIXON MARY PATRICIA	
Owner 2:		
Owner 3:		
Street 1:	146 SUMMER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,319 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2153 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4319.000	340,100	5,300	346,200	691,600
Total Card	0.099	340,100	5,300	346,200	691,600
Total Parcel	0.099	340,100	5,300	346,200	691,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.23 | /Parcel: 321.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43429

GIS Ref

GIS Ref

Insp Date 10/02/18

!5860!

PREVIOUS ASSESSMENT

Parcel ID 068.0-0003-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	340,200	5300	4,319.	346,200	691,700	691,700	Year End Roll	12/18/2019
2019	101	FV	258,200	5300	4,319.	346,200	609,700	609,700	Year End Roll	1/3/2019
2018	101	FV	249,500	5300	4,319.	232,500	487,300	487,300	Year End Roll	12/20/2017
2017	101	FV	249,500	5300	4,319.	222,600	477,400	477,400	Year End Roll	1/3/2017
2016	101	FV	249,500	5300	4,319.	202,800	457,600	457,600	Year End	1/4/2016
2015	101	FV	243,600	5300	4,319.	163,200	412,100	412,100	Year End Roll	12/11/2014
2014	101	FV	243,600	5300	4,319.	145,900	394,800	394,800	Year End Roll	12/16/2013
2013	101	FV	243,600	5300	4,319.	138,500	387,400	387,400		12/13/2012

PRINT

Date	Time
12/10/20	20:41:34

LAST REV

Date	Time
10/09/18	10:29:48

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5860

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14074-349		9/1/1980		12,000	No	No		N

USER DEFINED

Prior Id # 1:	43429
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	Meas/Inspect	CC	Chris C
5/26/2009	Measured	189	PATRIOT
10/31/2000	Hearing N/C	189	PATRIOT
3/7/2000	Inspected	276	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
8/6/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4319		Sq. Ft.	Site		0	70.	1.15	11			Med. Tr	-10					346,230						346,200	

Total AC/HA:	0.09915	Total SF/SM:	4319	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	346,230	Spl Credit		Total:	346,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25275540
Const Adj.:	0.98010004
Adj $ / SQ:	153.478
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417858
Depreciation:	77722
Depreciated Total:	340136

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

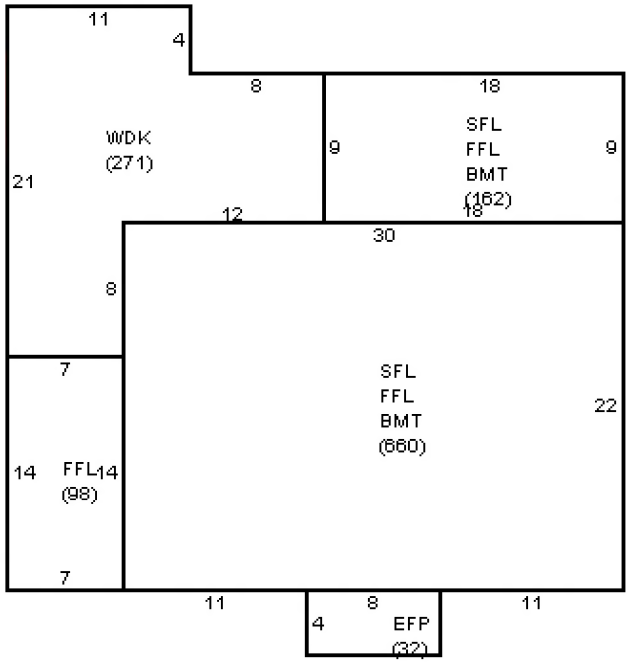
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	153.480	141,200
BMT	Basement	822	61.010	50,148
SFL	Second Floor	822	153.480	126,159
WDK	Deck	271	9.500	2,574
EFP	Enclos Porch	32	71.160	2,277

Net Sketched Area:	2,867	Total:	322,358
Size Ad	1742	Gross Are	2867	FinArea	2153
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	153.48
Special Features:	0	Val/Su Net:	118.63
Final Total:	340100	Val/Su SzAd	195.24

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

068.0-0003-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1930	20.95	T	40	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300

IMAGE

AssessPro Patriot Properties, Inc